



Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, MAY 16, 2007

The Commission meeting was called to order at 7:03 p.m. with Chair Gormley presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Kurrasch, Pratt, Schlueter, Trujillo, and Chair Gormley.

Absent: None.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Trujillo seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

Commissioner Pratt commented she was impressed by the marks received from customers on the Customer Satisfaction Survey Report. She acknowledged the hard work that went into the survey and was delighted to see where the Housing Authority stood with these issues.

- *2-A. Minutes of the Housing Commission Regular Meeting held April 18, 2007. Minutes were accepted.
- *2-B. Budget Variance Report. This report was accepted.
- *2-C. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of March 31, 2007.
- *2-D. Revision of Grievance Procedure for Conventional Housing (part of ACOP). The Housing Commission approved the change to the Grievance Procedure.
- *2-E. Accept Survey Results. The Commission accepted the survey results and directed staff to provide the Executive Summary to the Chief Executive Officer and Board of Commissioners.
- *2-F. Action on Town Hall Meeting Issues. This report was for information only.

3. AGENDA

- 3-A. Quarterly Police Report. Executive Director Pucci explained the number of arrests and crime reports are down. A trend is evolving of fewer crimes in our complexes. He mentioned if the officers had been in attendance they would have reported there are very few instances of crime, especially major crime.

Chair Gormley expressed her interest in having the new Officer attend so everyone could be introduced.

Commissioner Kurrasch asked how the new system is working. Mr. Pucci responded that it is working fine, he has heard no complaints from staff or tenants. He added the Police Officers initially had concerns but he has not heard anything negative from them either.

This report was provided for information only.

- 3-B. Recommendation to Endorse the Draft Transportation Element for General Plan Amendment CEQA review. Mr. Pucci introduced Mr. Barry Bergman from the Public Works Department. Mr. Bergman explained the Transportation Master Plan as the City's attempt to look at transportation in a comprehensive way. He discussed some of the details and gave a presentation on the draft transportation Element for the General Plan. He answered questions from the Housing Commission. He asked for feedback on the policies.

Mr. Pucci said senior tenants are concerned about crosswalks; that they have enough time to cross the street in a signaled cross-walk. It helps when there is a timer with a count-down that lets seniors know how much time they have to cross. Mr. Bergman will look into this issue. Chair Gormley thanked Mr. Bergman for the information.

Commissioner Kurrasch moved the Housing Commission provide formal endorsement to proceed with the environmental review. Commissioner Balde seconded. Motion carried unanimously.

- 3-C. Revision of Schedule of Charges for Maintenance Services for all Managed Housing Complexes. Mr. Pucci explained that the Schedule of Charges for Maintenance Services is reviewed on an annual basis. This schedule is used for tenant-based damages or after a tenant moves out to determine the amount to charge for tenant caused damage rather than wear-and-tear. The schedule is kept updated based on actual costs for maintenance workers and contractors. Notice was sent to Esperanza residents for a 30-day comment period. Only one comment was received. Charges are kept low by charging a Laborer rate, instead of a Maintenance Worker II rate. After-hours work is at time and a half, for which the tenant will be billed. Unless the call is an emergency, maintenance will schedule this work during regular business hours to avoid the cost to the tenant. Commissioner Pratt moved approval of the revised Schedule of Charges for Maintenance Services. Commissioner Schlueter seconded. Motion carried unanimously.
- 3-D. Appoint Nominating Committee for Housing Commission Officers. Mr. Pucci explained the annual meeting is held in July which is when the election of officers is held. A committee is formed first to contact members to find out if they would like to be the chair. Nominations followed by an election will take place in July. Commissioners Balde and Kurrasch were appointed as the ad-hoc committee to nominate officers for the annual term starting July 2007.
- 3-E. Authorizing Chair and Director to Determine Conference Attendees. Commissioner Kurrasch moved the Housing Commission authorize the new Chair and the Executive Director to determine who will attend the conferences. Commissioner Pratt seconded. Motion carried unanimously.

4. ORAL COMMUNICATIONS

Speaker Thomasine McMahon, resident of Independence Plaza, asked for a second washer in the building. She also said the flowers are dying in front of the building. The sprinklers aren't working and the snails are eating the new flowers. The sprinklers were turned off while a contractor was using a heavy lift so damage to the ground would be minimized. The current landscape contractor has not been addressing the problem with the flowers and staff will investigate. Mr. Pucci said a modification would have to be made for a second washer which would be expensive. He said a scheduling system for the washers will be implemented on a trial basis. Currently, there does not seem to be a need for a second washer if usage is better distributed and that scheduling times to use the washers could solve the problem. He discussed some of the details.

Speaker Michael Torrey asked about the tour of the complexes. Mr. Pucci said it will be Saturday, June 2, 2007, starting from the Housing Authority lobby.

5. COMMISSIONER COMMUNICATIONS

Mr. Pucci explained the Housing Authority received a National Merit Award from NAHRO and a Regional Merit Award from the Pacific Southwest Region Council of NAHRO for the Breakers at Bayport apartment complex and homeownership project. The Housing Authority also has been nominated for a National Award of Excellence. He said there also will be a press release issued. He explained how the Development Services Department and Resources for Community Development contributed to this effort and will share in the award.

Commissioner Balde asked that the community gardens be revitalized. Mr. Pucci said an article in the newsletter will go out and he would like to see more tenants participate. Commissioner Balde suggested posting flyers on the bulletin boards. Commissioner Balde commented on her experience at the NAHRO Monterey conference.

Commissioner Schuelter is looking forward to the housing tour on June 2, 2007.

Chair Gormley announced that Commissioner Schuelter will be on the committee working on the non-smoking issue at Independence Plaza. Each building will have a tenant representative at the meetings which will take place in July. Mr. Pucci said staff will be meeting with representatives of the American Lung Association this month to obtain more information.

Commissioner Kurrasch is glad the Commission is proceeding with the non-smoking policy.

Commissioner Trujillo said other housing authorities have sections for smoking only.

Commissioner Pratt discussed her experience at the NAHRO Monterey conference held in May. She said the content was good; there was a track for Commissioners, and a case study on financing in Salinas. She discussed the tour of Fort Ord and disaster preparedness.

Commissioner Trujillo is looking forward to providing input on future projects.

Chair Gormley attended the NAHRO Monterey conference and said she thought it was the best. She said the presenters were professional and the information was excellent.

Commissioner Torrey explained the details of his train trip to attend the NAHRO Monterey conference. Commissioner Torrey also described his experience at the conference.

6. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 8:30 p.m.

Nancy W. Gormley, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary

